



City of Santa Barbara
Airport Department

DATE: October 19, 2011

TO: Airport Commission

FROM: Karen Ramsdell, Airport Director

SUBJECT: Lease Agreement – Siempre Manana, Inc., dba Service Master
Commercial Building Maintenance

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a five-year Lease Agreement with Siempre Manana, Inc. a California Corporation, for 3,200 square feet of Building 345 at 100-A Clyde Adams Road, at the Santa Barbara Airport, effective November 1, 2011, for a monthly rental of \$3,755.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Industrial (AI-1) zone.

Service Master has been an Airport tenant since 1984, operating a commercial building maintenance service. The Premises are used for offices, dispatching, crew training and storage of associated materials and equipment. Three employees work at this location. The use conforms to existing zoning.

The proposed negotiated monthly rental rate of \$1.16 per square foot is comparable to other buildings on the Airport for similar use and in similar condition. The adopted Industrial/R&D range is currently \$.95 to \$1.50, with the average unit leasing for \$1.08. In addition, Service Master will lease six parking spaces at \$14 per space.

Service Master will also pay monthly utilities charges of \$53.43 or metered amount, whichever is greater, for water and \$36.66 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map